



Presented by:  
**Micky Kandola**

Royal LePage - Wolstencroft  
Phone: 604-530-0231

micky@therealtorwithsoul.com



**Active**  
**R2851540**  
Board: F  
House/Single Family

**19636 41A AVENUE**  
Langley  
Brookwood Langley  
V3A 2Z6

Residential Detached  
**\$1,350,000** (LP)  
(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,350,000**  
Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **1973**  
Frontage(feet): **80.00** Bathrooms: **4** Age: **51**  
Frontage(metres): **24.38** Full Baths: **4** Zoning: **R-1E**  
Depth / Size: **125** Half Baths: **0** Gross Taxes: **\$4,871.35**  
Lot Area (sq.ft.): **10,000.00** Rear Yard Exp: For Tax Year: **2023**  
Lot Area (acres): **0.23** P.I.D.: **004-934-105** Tax Inc. Utilities?: **No**  
Flood Plain: Tour:  
View: :  
Complex/Subdiv:  
First Nation Reserve:  
Services Connected: **Electricity, Natural Gas, Septic, Water**  
Sewer Type: **Septic** Water Supply: **City/Municipal**

Style of Home: **Basement Entry**  
Construction: **Frame - Wood**  
Exterior: **Stucco, Wood**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **2** R.I. Fireplaces:  
Fireplace Fuel: **Electric**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Asphalt**

Reno. Year:  
Rain Screen:  
Metered Water:  
R.I. Plumbing:

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**  
Parking: **Garage; Double**  
Driveway Finish: **Concrete**  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata** Dist. to School Bus:  
Property Disc.: **No** Land Lease Expiry Year:  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish: **Laminate, Tile**

Legal: **LOT 144, PLAN NWP41446, PART SE1/4, SECTION 34, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

Features:

Finished Floor (Main):	1,370	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,083	Above	Living Room	25'11 x 19'6			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Above	Dining Room	9'4 x 9'0			x	Main 3
Finished Floor (Below):	0	Above	Primary Bedroom	12'0 x 12'1			x	Main 3
Finished Floor (Basement):	0	Above	Bedroom	11'2 x 8'11			x	Above 3
Finished Floor (Total):	2,453sq. ft.	Above	Bedroom	13'8 x 12'1			x	Above 3
Unfinished Floor:	0	Above	Kitchen	9'0 x 9'2			x	
Grand Total:	2,453sq. ft.	Above	Laundry	8'7 x 7'8			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Other	7'10 x 8'2			x	
Suite: <b>Unauthorized Suite</b>		Main	Bedroom	13'4 x 13'2			x	
Basement: <b>Separate Entry</b>		Main	Bedroom	13'4 x 11'6			x	
		Main	Bedroom	12'3 x 10'2			x	
		Main	Flex Room	13'4 x 8'9			x	
		Main	Foyer	12'3 x 11'11			x	

Crawl/Bsmt. Height:

# of Levels: **2**

# of Kitchens: **1**

# of Rooms: **13**

Manuf Type:

MHR#:

ByLaw Restrictions:

Registered in MHR?:

CSA/BCE:

PAD Rental:

Maint. Fee:

Listing Broker(s): **Royal LePage Global Force Realty**

**Royal LePage Global Force Realty**

**Court order sale ideal for handy man to finish the renovations. Lots of Recent updates Including, laminate flooring, newer kitchen, 2 fireplaces, vinyl windows, updated furnace and hot water tank. Potential for mortgage helper . Huge lot, located in desirable Brookwood. Easy to show.**



Presented by:

## Micky Kandola

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**Active**  
**R2837536**  
Board: F  
House/Single Family

### 4608 207A STREET

Langley  
Langley City  
V3A 5N3

Residential Detached

**\$1,449,000** (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,449,000**  
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1972**  
Frontage(feet): **98.00** Bathrooms: **2** Age: **52**  
Frontage(metres): **29.87** Full Baths: **2** Zoning: **RS-1**  
Depth / Size: Half Baths: **0** Gross Taxes: **\$7,354.81**  
Lot Area (sq.ft.): **13,720.00** Rear Yard Exp: For Tax Year: **2023**  
Lot Area (acres): **0.31** P.I.D.: **005-313-503** Tax Inc. Utilities?: **No**  
Flood Plain: Tour:  
View: :  
Complex/Subdiv:  
First Nation Reserve:  
Services Connected: **Electricity, Sanitary Sewer, Water**  
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **1 Storey, Rancher/Bungalow**  
Construction: **Frame - Wood**  
Exterior: **Other**  
Foundation: **Concrete Block**  
Renovations: **Partly**  
# of Fireplaces: **1** R.I. Fireplaces:  
Fireplace Fuel: **Natural Gas**  
Fuel/Heating: **Forced Air**  
Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**  
Type of Roof: **Asphalt**  
Reno. Year:  
Rain Screen:  
Metered Water:  
R.I. Plumbing:  
Total Parking: **2** Covered Parking: **2** Parking Access:  
Parking: **Garage; Double**  
Driveway Finish:  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata** Dist. to School Bus:  
Property Disc.: **No** Land Lease Expiry Year:  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish: **Wall/Wall/Mixed**

Legal: **LOT 168, PLAN NWP39038, SECTION 35, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Private Yard**

Features:

Finished Floor (Main):	1,580	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	0	Main	Bedroom	' x '			x	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Bedroom	' x '			x	Main	3
Finished Floor (Below):	0	Main	Bedroom	' x '			x	Main	4
Finished Floor (Basement):	0			x			x		
				x			x		
Finished Floor (Total):	1,580sq. ft.			x			x		
Unfinished Floor:	0			x			x		
Grand Total:	1,580sq. ft.			x			x		
				x			x		
Flr Area (Det'd 2nd Res):	sq. ft.			x			x		
				x			x		
Suite: <b>None</b>				x			x		
Basement: <b>None</b>				x			x		
Crawl/Bsmt. Height:      # of Levels: <b>1</b>		Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: <b>0</b> # of Rooms: <b>3</b>		MHR#:		CSA/BCE:		Maint. Fee:			
		ByLaw Restrictions:							

Listing Broker(s): **Stonehaus Realty Corp.**

**This rancher-style gem on a huge lot offers endless potential for expansion! Located in Langley City just bordering Brookwood, this property is on a quiet street and close to all amenities. With 3 beds, 2 baths, and a detached workshop, this property is perfect for families or those seeking extra space. The fenced yard, RV parking, and double garage add convenience and versatility.**



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**Active**  
**R2852486**  
Board: F  
House with Acreage

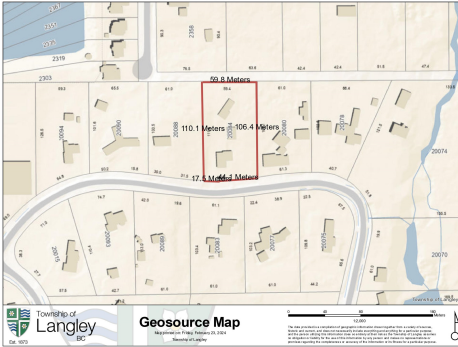
**20084 FERNRIDGE CRESCENT**

Langley  
Brookwood Langley  
V2Z 1X4

Residential Detached

**\$2,950,000** (LP)

(SP)



Sold Date:  
Meas. Type: **Feet**  
Frontage(feet): **195.00**  
Frontage(metres): **59.44**  
Depth / Size: **354**  
Lot Area (sq.ft.): **0.00**  
Lot Area (acres): **1.60**  
Flood Plain:  
View: **:**  
Complex/Subdiv:  
First Nation Reserve:  
Services Connected:  
Sewer Type: **Septic**

If new, GST/HST inc?:  
Bedrooms: **4**  
Bathrooms: **3**  
Full Baths: **2**  
Half Baths: **1**  
Rear Yard Exp: **North**  
P.I.D.: **002-377-896**  
**Electricity, Natural Gas, Septic, Water**  
Water Supply: **Other, Well - Shallow**

Original Price: **\$2,950,000**  
Approx. Year Built: **1973**  
Age: **51**  
Zoning: **SR-2**  
Gross Taxes: **\$9,542.31**  
For Tax Year: **2023**  
Tax Inc. Utilities?: **No**  
Tour:

Style of Home: **4 Level Split**  
Construction: **Frame - Wood**  
Exterior: **Stucco**  
Foundation: **Concrete Perimeter**

Renovations: **Partly**  
# of Fireplaces: **1** R.I. Fireplaces:  
Fireplace Fuel: **Natural Gas**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s), None**  
Type of Roof: **Tile - Concrete**

Reno. Year: **2021**  
Rain Screen:  
Metered Water:  
R.I. Plumbing:

Total Parking: **10** Covered Parking: **3** Parking Access: **Front**  
Parking: **Add. Parking Avail., DetachedGrge/Carport**  
Driveway Finish:  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata**  
Property Disc.: **No**  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish: **Mixed**  
Dist. to School Bus:  
Land Lease Expiry Year:

Legal: **LOT 17, PLAN NWP20205, SECTION 14, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Storage, Workshop Detached**

Site Influences: **Private Setting, Rural Setting**  
Features: **CltHwsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,596	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	984	Main	Foyer	8' x3'6	Bsmt	Den	14'5 x 12'6	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Storage	11'2 x7'7	Bsmt	Storage	13'1 x 8'1	Main	2
Finished Floor (Below):	0	Main	Laundry	10'1 x5'6	Bsmt	Flex Room	12'4 x 7'11	Above	3
Finished Floor (Basement):	879	Main	Flex Room	14'3 x11'	Bsmt	Recreation Room	18'4 x 13'3	Above	4
Finished Floor (Total):	3,459sq. ft.	Main	Family Room	13'9 x10'2	Bsmt	Utility	13'6 x 6'		
Unfinished Floor:	0	Main	Kitchen	15'11 x12'10			x		
Grand Total:	3,459sq. ft.	Main	Eating Area	11'11 x9'7			x		
		Main	Dining Room	16'9 x14'5			x		
		Main	Living Room	14'5 x14'5			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Primary Bedroom	15'1 x14'11			x		
		Above	Bedroom	11'9 x10'4			x		
Suite: <b>None</b>		Above	Bedroom	11'4 x11'			x		
Basement: <b>Part</b>		Above	Bedroom	13'10 x10'3			x		
		Manuf Type:		Registered in MHR?:		PAD Rental:			
Crawl/Bsmt. Height:	# of Levels: <b>3</b>	MHR#:		CSA/BCE:		Maint. Fee:			
# of Kitchens: <b>1</b>	# of Rooms: <b>18</b>	ByLaw Restrictions:							

Listing Broker(s): **RE/MAX Treeland Realty**

**1.6 acres of future development property in the Fernridge Neighbourhood Concept Plan. Designated Single Family 2, which allows for 10,000 sqft lots. Larger Spanish style home with some renovations, detached shop and double wide mobile. Great package to hold until development.**



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**Active**  
**R2842952**  
Board: F  
House with Acreage

**3870 216 STREET**

Langley  
Campbell Valley  
V3A 8P2

Residential Detached

**\$3,750,000** (LP)

(SP) 



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$3,750,000**  
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1966**  
Frontage(feet): **595.00** Bathrooms: **3** Age: **58**  
Frontage(metres): **181.36** Full Baths: **2** Zoning: **RU-3**  
Depth / Size: **1180.00** Half Baths: **1** Gross Taxes: **\$1,217.43**  
Lot Area (sq.ft.): **708,721.20** Rear Yard Exp: For Tax Year: **2023**  
Lot Area (acres): **16.27** P.I.D.: **005-347-149** Tax Inc. Utilities?: **No**  
Flood Plain: Tour: **Virtual Tour URL**  
View: **:**  
Complex/Subdiv:  
First Nation Reserve:  
Services Connected: **Electricity, Natural Gas, Septic**  
Sewer Type: **Septic** Water Supply: **Well - Drilled**

Style of Home: **Rancher/Bungalow w/ Bsmt.** Total Parking: **12** Covered Parking: **2** Parking Access: **Front**  
Construction: **Frame - Wood** Parking: **DetachedGrge/ Carport, Garage; Single**  
Exterior: **Mixed** Driveway Finish:  
Foundation: **Concrete Perimeter** Dist. to Public Transit: Dist. to School Bus:  
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:  
Renovations: Reno. Year: **2009** Property Disc.: **No**  
# of Fireplaces: **2** R.I. Fireplaces: Rain Screen: Fixtures Leased: **No :**  
Fireplace Fuel: **Natural Gas, Wood** Metered Water: Fixtures Rmvd: **No :**  
Fuel/Heating: **Forced Air** R.I. Plumbing: Floor Finish: **Wall/Wall/Mixed**  
Outdoor Area: **Patio(s) & Deck(s)**  
Type of Roof: **Asphalt**

Legal: **LOT 2 SECTION 30 TOWNSHIP 10 NEW WESTMINSTER DISTRICT PLAN 10760**

Amenities: **Barn, Garden, Guest Suite, Shared Laundry, Storage, Workshop Detached**

Site Influences: **Greenbelt, Private Setting, Recreation Nearby, Rural Setting, Shopping Nearby, Treed**

Features: **ClthWsh/ Dryr/ Frdg/ Stve/ DW, Free Stand F/ P or Wdstove, Microwave, Pantry, Storage Shed, Vacuum - Built In**

Finished Floor (Main):	1,388	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	25'2 x 17'4			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	11'10 x 9'3			x	Main 4
Finished Floor (Below):	1,154	Main	Nook	9'2 x 8'5			x	Main 2
Finished Floor (Basement):	0	Main	Pantry	9'11 x 7'8			x	Below 3
Finished Floor (Total):	2,542sq. ft.	Main	Primary Bedroom	15'6 x 13'9			x	
Unfinished Floor:	0	Main	Walk-In Closet	5'11 x 8'0			x	
Grand Total:	2,542sq. ft.	Main	Foyer	9'0 x 5'11			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Family Room	24'7 x 15'2			x	
Suite: <b>Unauthorized Suite</b>		Below	Bar Room	12'4 x 9'1			x	
Basement: <b>Fully Finished</b>		Below	Bedroom	11'8 x 11'1			x	
		Below	Bedroom	11'6 x 11'1			x	
		Below	Laundry	9'0 x 8'0			x	
				x			x	
Crawl/Bsmt. Height:	# of Levels: <b>2</b>	Manuf Type: <b>Double Wide</b>	Registered in MHR?: <b>No</b>	PAD Rental:				
# of Kitchens: <b>1</b>	# of Rooms: <b>12</b>	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **RE/MAX Treeland Realty**

**Experience the CHARM of LUXURY on this SPRAWLING 16.27-ACRE estate, with PASTURES, FORESTS & the Murrayville Creek FLOWING through, it's a nature lover's DREAM! The 3-bed, 3-bath home, renovated in 2009, features a LAVISH master suite & a SPACIOUS living/dining room with a STUNNING wood-burning fireplace. Explore your passions with a LARGE 29X23 barn & a COZY heated 24X23 shop, PERFECT for all your hobbies & interests! The basement suite offers 2 bedrooms, a well-appointed kitchen & family room with a gas fireplace, COMPLETE with shared laundry space. A separate driveway leads to a new 1,400 sq. ft. modular home—a PRIVATE HAVEN boasting 2 beds, 2 baths, & den. CONVENIENTLY located with quick access to major routes, schools & shopping. Call us today to explore this FANTASTIC property!**



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**Active**  
**R2829567**  
Board: F  
House with Acreage

**525 232 STREET**

Langley  
Campbell Valley  
V2Z 2W2

Residential Detached

**\$6,880,000** (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$7,180,000**  
Meas. Type: **Feet** Bedrooms: **9** Approx. Year Built: **2003**  
Frontage(feet): **779.00** Bathrooms: **11** Age: **21**  
Frontage(metres): **237.44** Full Baths: **9** Zoning: **RU-3**  
Depth / Size: Half Baths: **2** Gross Taxes: **\$19,727.63**  
Lot Area (sq.ft.): **0.00** Rear Yard Exp: For Tax Year: **2023**  
Lot Area (acres): **34.00** P.I.D.: **001-840-304** Tax Inc. Utilities?:  
Flood Plain: Tour:  
View: **Yes: Mt. Baker**  
Complex/Subdiv:  
First Nation Reserve:  
Services Connected: **Electricity, Septic**  
Sewer Type: **Septic** Water Supply: **Well - Drilled**

Style of Home: **3 Storey**  
Construction: **Frame - Wood**  
Exterior: **Mixed**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **2** R.I. Fireplaces:  
Fireplace Fuel: **Wood**  
Fuel/Heating: **Geothermal**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Tile - Concrete**

Reno. Year:  
Rain Screen:  
Metered Water:  
R.I. Plumbing:

Total Parking: Covered Parking: Parking Access:  
Parking: **Open**  
Driveway Finish:  
Dist. to Public Transit: Title to Land: **Freehold NonStrata** Dist. to School Bus:  
Property Disc.: **Yes** Land Lease Expiry Year:  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish:

Legal: **LOT 1, PLAN NWP69687, PART NE1/4, SECTION 5, TOWNSHIP 10, NEW WESTMINSTER LAND DISTRICT, MANUFACTURED HOME REG.# 73736**

Amenities: **Barn, Exercise Centre, Storage**

Site Influences:  
Features:

Finished Floor (Main):	3,593	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	3,324	Main	Living Room	23'3 x 17'2	Above	Bedroom	17'6 x 9'11	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	18'1 x 12'0	Above	Bedroom	16'1 x 17'2	Main	5
Finished Floor (Below):	3,577	Main	Kitchen	19'6 x 11'4	Above	Flex Room	24'3 x 26'10	Main	2
Finished Floor (Basement):	0	Main	Office	12'11 x 11'2	Above	Primary Bedroom	11'2 x 17'0	Main	3
Finished Floor (Total):	10,494sq. ft.	Main	Primary Bedroom	17'0 x 13'6	Above	Bedroom	9'0 x 11'9	Above	3
Unfinished Floor:	0	Main	Laundry	11'9 x 7'11	Above	Bedroom	9'0 x 11'5	Above	3
Grand Total:	10,494sq. ft.	Main	Living Room	17'2 x 16'9	Above	Flex Room	14'6 x 16'10	Above	3
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Dining Room	12'0 x 7'7	Below	Great Room	23'0 x 25'7	Above	3
Suite: <b>None</b>		Main	Kitchen	15'8 x 9'10	Below	Media Room	16'10 x 11'0	Above	3
Basement: <b>Fully Finished</b>		Main	Bedroom	16'9 x 8'5	Below	Gym	16'5 x 19'0	Above	3
		Main	Pantry	8'10 x 6'5	Below	Workshop	16'11 x 10'8	Below	3
		Above	Primary Bedroom	17'1 x 10'3	Below	Mud Room	18'10 x 11'11	Below	2
		Above	Bedroom	17'1 x 9'8	Below	Storage	9'11 x 16'7		
Crawl/Bsmt. Height:	# of Levels: <b>3</b>	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: <b>2</b>	# of Rooms: <b>29</b>	MHR#:		CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:									

Listing Broker(s): **Angell, Hasman & Associates Realty Ltd. Angell, Hasman & Associates Realty Ltd. Sutton Group-West Coast Realty (Surrey/24)**

**Introducing Maple Hills, a private 34 acre estate bordering Langley's Natural Park. This estate offers over 10,000 sqft of living with 9 bedrooms & 8 bathrooms featuring sensational southern views of Mount Baker, down to the USA border. The primary home sprawls 7,000+ sqft and adjoins the 3100+ sqft guest home, fitted with a kitchen and separate entry. Noteworthy features include: quality wide plank flooring, custom kitchen cabinetry, spacious bedrooms, multiple entertainment rooms, a wine tasting bar, outdoor sports court, geothermal heating & much more. The property further offers a barn with 6 stalls and an approx 1400 sqft modular home. ACCEPTED OFFER. The court date is February 29, 2024. Please contact listing agent for the sealed bid process. ACCEPTED OFFER PRICE IS \$6,120,000.00.**